

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, September 20, 2011, in the Municipal Building Auditorium, 202 South Eighth Street, Morehead City, NC, at 5:30 p.m. The following people were present:

MEMBERS: Chairman Bill Taylor, John Creech, Curtis Fleshman, Corinne Geer, Jackie Maucher, Gordy Patrick, and Gordon Thayer

ABSENT: None

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mark Hibbs of the Carteret County News-Times, John Maucher, Patricia Rapaport, Ron Cullipher, Councilman Paul Cordova, Paul Marcotte, Tye Frost, Carlton Trogon, Ginny Darnell, David Styron, and other interested citizens.

Chairman Bill Taylor called the meeting to order and delivered the invocation.

The roll was called and all members were present.

Chairman Bill Taylor led the Pledge of Allegiance.

MINUTES: August 16, 2011: John Creech made **MOTION**, seconded by Jackie Maucher, to adopt the minutes and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

- A. Request from Carteret County General Hospital Corp. to rezone 3703, 3709, 3712, 3716, 3719, 3720, 3722, 3723, and 3725 Bridges Street from IU (Unoffensive Industry) and CH (Highway Commercial) to MA (Medical Arts).**

Rezoning Request from Carteret County General Hospital Corp. to rezone Tax PIN #s 637614328868000, 637614327821000, 637614325095000, 637614335013000, 637614325722000, 637614334031000, 637614323937000, 637614324616000, and 637614323648000 located at 3703, 3709, 3712, 3716, 3719, 3720, 3722, 3723, and 3725 Bridges Street from IU [Unoffensive Industry] and CH [Highway Commercial] to MA [Medical Arts] - Flood Zone: X

The applicant has submitted a request to rezone approximately 4.75 acres located on Bridges Street from IU [Unoffensive Industry] and CH [Highway Commercial] to MA [Medical Arts].

Property Address	Current Zoning	Acreage
3703 Bridges Street	IU	0.58
3709 Bridges Street	IU	1.15
3712 Bridges Street	IU	0.151
3716 Bridges Street	CH	0.36
3719 Bridges Street	IU	0.95

*Approximate CH Area: 1.92 acres
Approximate IU Area: 2.83 acres*

3720 Bridges Street	CH	0.208
3722 Bridges Street	CH	0.997
3723 Bridges Street	CH	0.23
3725 Bridges Street	CH	0.124

The zoning classification of surrounding properties includes RMF (Residential Multifamily) and MA to the north, CH to the south, MA to the east, and IU and CH to the west. Surrounding development/land use includes medical offices, public utility uses and vacant property to the north, the hospital to the east, personal services and offices to the west, and restaurants and retail to the south. The parcel is located in the corporate limits. Existing development includes offices and medical offices.

The property is located in Neighborhood 4 of the CAMA Land Use Plan and is classified as High Density Residential and Public/Institutional. The proposal does not appear to conflict with any policies of the Land Use Plan.

Property owners within 300 feet of the property were notified of the Planning Board meeting as well as the date of the public hearing which is scheduled for October 11, 2011. The property has been posted.

Planner Sandi Watkins introduced the request.

Ron Cullipher of Stroud Engineering spoke on behalf of Carteret County General Hospital Corp. and requested approval of the request.

No one spoke against the request.

All members agreed that the rezoning will be positive for the City.

Gordon Thayer made **MOTION**, seconded by Gordy Patrick, to recommend approval of the rezoning request and Planning Board Resolution 2011-0003. The motion carried unanimously.

B. Request submitted by Patricia Rapaport to amend Articles 2, 11, and 14 of the Unified Development Ordinance (UDO) to establish “Dog training facility” as a use under the Table of Permissible Uses and to establish a definition and additional requirements for dog training facilities.

A request has been submitted by Ms. Rapaport to amend Article 11-1 to include dog training facilities as a permitted use in the CD district. Following is the information provided in the addendum to Ms. Rapaport’s application in which she has suggested additional criteria for establishing a dog training facility:

Pet Dog Training for the purpose of this proposal is defined as a business where basic training skills for the mutual benefit of both humans and dogs will be conducted.

RULES and REGULATIONS:

The exclusive use of the training facility will be for dogs and owners in a structured class setting under the supervision and instruction of a certified dog trainer.

1. Boarding, day care and/or grooming will not be permitted on premises.
2. Dogs entering and exiting the building will be leashed.
3. Classes will be conducted indoors. No instruction will be done on the outdoor premises unless site provides for a secure fenced area for training.
4. All dogs must be vaccinated according to North Carolina law and up-to-date on rabies vaccinations.
5. The sale of animals and food products other than packaged training treats will be prohibited.
6. Owner of business will carry pet dog trainer’s liability insurance.
7. Junior handlers under the age of 18 must have written permission by parent or guardian to participate in the training class; under the age of 16, parent or guardian must be present during class.
8. A designated area on premises will be provided for potty purposes. All animal waste will be collected in a sanitary method and disposed of in the proper outdoor garbage container.
9. Dogs with severe or aggressive behavior or excessive barking will not be permitted to attend classes.
10. Class size will be based on the square footage of the facility. A 700 sq. ft. building should accommodate no more than 5 dogs at a time for class instruction.

Following a review of the submittal, Staff drafted the following amendment. The Planning Committee reviewed the draft, and recommended the use be allowed as a special-use in the CD district.

Article 2. Basic Definitions and Interpretations

Dog training facility. A business where basic training skills for the mutual benefit of both humans and dogs is conducted in a structured class setting. This definition shall not be construed to include trainers of attack and security dogs. Dog training facilities are subject to additional requirements contained under section 14-44.

Article 11. Permissible and Special Uses

Use/District	(definition)	R5	R5S	R7	R10	R15	R15M	R15SM	R20	RMF	O&P	PD	MA	CD	CM	DB	CN	CH	CS	IU	IP	FP	IC
Dog training facility*	Yes													S				P			P		

Article 14. Exceptions, Modifications, and Special Requirements for Certain Uses**14-44 Dog Training Facilities**

11. A minimum of seven hundred (700) square feet of building or land area is required to train up to five (5) dogs at a time. An additional one hundred forty (140) square foot area is required per each additional dog.
12. Boarding, breeding, selling, and/or grooming shall not be permitted as part of a dog training facility. Such activities are permitted in kennels as defined under Article 2-2.140.
13. Dogs entering and/or exiting the dog training facility shall be leashed and under the control of the dog owner or handler.
14. Outdoor dog training facilities may be permitted subject to the following exceptions and modifications:
 - a) Training shall occur within a secure fenced area;
 - b) Outdoor dog training areas shall be screened; and,
 - c) Outdoor dog training facilities shall not be permitted in the CD (Downtown Commercial) district.

Planner Sandi Watkins introduced the request.

Ms. Rapaport spoke and requested approval of the ordinance amendment.

No one spoke against the request.

All members agreed that requiring a Special-Use Permit in the CD District was in the Town's best interest.

Gordon Thayer made **MOTION**, seconded by John Creech, to recommend approval of the definition of "dog training facility" and the approval of the use as a special-use in the CD district. The motion carried unanimously.

C. Planning Committee Request for Planning Board Review of Articles 19-5 and 19-6.

During its August 26th meeting, the Planning Committee requested a review of sections containing regulations for display methods on electronic message boards, specifically scrolling. Below are the City's current regulations pertaining to electronic signs.

Morehead City: Current regulations under Article 19-5 and 19-6 of the Unified Development Ordinance.

19-5 Sign Illumination

- Signs may be illuminated from within or from an external source, but such illumination shall be in a manner that avoids glare or reflection that in any way interferes with traffic safety.
- Internally illuminated signs in residential and office zoning districts shall be required to have an opaque background and translucent copy.
- Signs may not be illuminated by a string or series or line of lights placed around the sign.
- Signs within two hundred (200) feet of a residential zoning district may be illuminated from within or from an external source, but such illumination shall be in a manner that avoids glare or reflection into a residentially zoned property.
- Signs in residential districts shall not be illuminated, unless otherwise permitted.

- No occulting, oscillating, flashing, rotating, flickering, or blinking of signs shall be permitted except electronic message board/digital marquee signs as described in section 19-6, or unless otherwise permitted.
- Temporary signs shall not be illuminated.

19-6 Changeable Copy of Signs and Electronic Message Boards/Digital Marquee Signs

- Changeable copy is allowed on signs in nonresidential districts, for nonresidential uses in Planned Developments and for places of worship and institutional uses in any district subject to the following:
- No more than one (1) sign per street front of any premises shall contain changeable copy.
- **Electronic message boards/digital marquee signs shall be limited to text displays and be subject to the following requirements:**
 - **Electronic message boards/digital marquee signs may scroll.**
 - **Electronic message boards/digital marquee signs may display text with either occulting lights or fixed lighting.**
- **No oscillating, flashing, rotating, flickering, or blinking lights shall be permitted.**
- Changeable copy and electronic message/digital marquee signs may be used as wall signs subject to the requirements of section 19-12.

Planning Director Linda Staab introduced the request. She said that there have only been a few instances where installed electronic message boards have needed to be changed because of a complaint, and each time the owners have willingly made the changes.

Gordon Thayer and John Creech commented on their difficulty reading the electronic message board located on the Carteret Community College property. They both said that the messages scroll too rapidly to read while driving by, but if the messages could be slowed down, they would have no problem with the sign.

Chairman Bill Taylor said that he has difficulty reading the electronic message board on the Health Department's property because of its angle to the road; however, he has no issues with our current regulations.

Corinne Geer suggested that since the few issues that have arisen concerning electronic signs have been easily handled, no action should be taken to change the current regulations. All members agreed.

Jackie Maucher made **MOTION**, seconded by Gordon Thayer, to leave Articles 19-5 and 19-6 as they are currently written. The motion carried unanimously.

REQUESTS/COMMENTS:

- A. The Planning & Inspections Department was in the black for the month of August.
- B. A Work Session for the IP Study has been scheduled for Tuesday, October 4, 2011, at 5:30pm in the Municipal Chambers. The Land Use Plan and current uses on IP-zoned properties will be discussed.
- C. A workshop has been scheduled for the Maritime Strategy Planning Study for Tuesday, September 27, 2011, from 4 – 8pm, at the Crystal Coast Civic Center. The Morehead City Port will be discussed.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:36 p.m.

Jeannie Vaughan, Secretary